

CHAPTER 5

AGRICULTURAL ZONE A-1

7-76

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5-1. Purpose and Intent.

The purpose of the A-1 Zone is to designate farm areas which are likely to undergo a more intensive urban development, to set up guidelines to continue agricultural pursuits, including the keeping of farm animals, and to direct orderly low density residential development in a continuing rural environment.

5-1a. Agriculture Preferred Use.

Agriculture is the preferred use in Agriculture Zone A-1. All agriculture operations shall be permitted at any time, including the operation of farm machinery and no agricultural use shall be subject to restriction because it interferes with other uses permitted in the zone.

6-80

5-2. Permitted Uses.

1. Accessory building or use customarily incidental to any permitted or conditional use
2. Agriculture, agricultural experiment station; apiary; aviary; aquarium
3. Animals or fowl kept for family food production as an accessory use
4. Cemetery; chinchilla raising, convalescent or rest home
5. Church, synagogue or similar building used for regular religious worship
6. Cluster subdivision in accordance with Chapter 22B of this Zoning Ordinance.
7. Corral, stable or building for keeping animals or fowl, provided such structure shall be located not less than one hundred (100) feet from a public street and not less than twenty-five (25) feet from any side or rear lot line
8. Fruit or vegetable stand for produce grown on the premises only
9. Golf course, except miniature golf course
10. Greenhouse, and nursery limited to sale of materials produced on premises and with no retail shop operation
11. Home occupations - with no visiting clientele
12. Household pets
13. Parking lot accessory to uses allowed in this zone
14. Private park, playground or recreation area but not including privately owned commercial amusement business

96-35

15. Private stables; horses for private use only, provided that not more than two (2) horses may be kept for each one-half (1/2) acre of land used for horses within any lot 14-92
 16. Public building; public park, recreation grounds and associated buildings; public school; private educational institution having a curriculum similar to that ordinarily given in public schools
 17. Residential Facility for Handicapped Persons meeting the requirements of Chapter 23-26 of this Ordinance
 18. Residential Facility for Elderly Persons meeting the requirements of Chapter 23-28 of this Ordinance 12-91
 19. Single family dwelling
 20. Sugar beet loading or collection station
 21. Temporary buildings or use incidental to construction work. Such building shall be removed upon completion or abandonment of the construction work
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5-3. Permitted Uses Requiring Two (2) Acres Minimum Lot Area.

1. Two family dwelling
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5-4. Permitted Uses Requiring Five (5) Acres Minimum Lot Area.

1. Dairy farm and milk processing and sale provided at least fifty (50) percent of milk processed and sold is produced on the premises
 2. Farms devoted to the hatching, raising (including fattening as an incident to raising) of chickens, turkeys, or other fowl, rabbits, fish, frogs or beaver
 3. Fruit and vegetable storage and packing plant for produce grown on premises
 4. The keeping and raising of not more than ten (10) hogs, more than sixteen weeks (16) old, provided that no person shall feed any such hog any market refuse, house refuse, garbage or offal other than that produced on the premises
 5. The raising and grazing of horses, cattle, sheep or goats as part of a farming operation including the supplementary or full feeding of such animals provided that such raising and grazing when conducted by a farmer in conjunction with any livestock feed yard, livestock sales or slaughter house shall:
 - a. not exceed a density of twenty-five (25) head per acre of used land;
 - b. be carried on during the period of September 15 through April 15 only.
 - c. be not closer than three hundred (300) feet to any dwelling, public or semi-public building on an adjoining parcel of land; and,
 - d. not include the erection of any permanent fences, corrals, chutes, structures or other buildings normally associated with a feeding operation. 9-65
 6. The use of farm equipment by a farm operator for off-farm contracting work to supplement farm income 3-84
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5-5. Conditional Uses.

The following uses shall be permitted only when authorized by a Conditional Use Permit obtained as provided in Chapter 22C of this Zoning Ordinance.

1. Animal hospital or clinic; dog breeding, dog kennels, or dog training school, on a minimum of two acres and not exceeding 10 dogs of more than 10 weeks old, per acre, at any time; provided any building or enclosure for animals shall be located not less than one hundred (100) feet from a public street and not less than fifty (50) feet from any side or rear property line 30-85
2. Child day care 97-8
3. Circus or transient amusement

4.	Educational/Institutional Identification Sign	20-94, 30-94
5.	Greenhouse and Nursery limited to the sale of plants, landscaping materials, fertilizer, pesticide and insecticide products, tools for garden and lawn care and the growing and sale of sod	11-77
6.	Home Occupations - with visiting clientele	96-35
7.	Planned Residential Unit Development in accordance with Chapter 22D of this Zoning Ordinance	3-72
8.	Private park, playground or recreation grounds and buildings not open to the general public and to which no admission charge is made, but not including private owned commercial amusement business	
9.	Private Equestrian Training and Stable facilities on a minimum of 5 acres of land and at a density of not more than 10 horses per acre	7-81
10.	Public Equestrian Training and Stable Facilities on a tract of land with a minimum of 10 acres in area and at a density of not more than 5 horses per acre	10-87
11.	Public storage facilities developed by a public agency and meeting requirements of Chapter 26 of this Zoning Ordinance	
12.	Public Utility Substations	96-42
13.	Radio or television station or tower	
14.	Raising and slaughtering of rabbits limited to a maximum of five hundred (500) rabbits at any one time	4-79
15.	School Bus-parking, provided the vehicle is parked at least 30 feet from a public street	3-84
16.	Slaughtering, dressing, and marketing on a commercial scale of chickens, turkeys, or other fowl, rabbits, fish, frogs or beaver in conjunction with the hatching and raising of such animals on farms having a minimum area of five (5) acres	
17.	The overnight parking of not more than one vehicle other than an automobile, light truck or recreational vehicle, of not more than twenty-four thousand (24,000) lbs. net weight, on property of not less than two acres in area and upon which the operator has his permanent residence provided that the vehicle is parked at least fifty feet from a public street	3-84
18.	The storage and use of light construction equipment such as a backhoe, front end loader or up to a ten wheel truck for off-premise contract work by the owner resident of property of not less than five acres in area	3-84
19.	Wastewater treatment or disposal facilities meeting the requirements of the Utah State Division of Health Code of Waste Disposal Regulations	16-72
20.	Residential facility for troubled youth subject to the requirements listed in Chapter 23-27	6-92
21.	Laboratory facility for agricultural products and soils testing	99-9

5-6. Site Development Standards.

		<u>Permitted and Conditional Uses</u>	<u>Permitted Uses Requiring 2 & 5 Acres Minimum</u>
1.	Minimum lot area	40,000 sq. feet	2 acres - 5 acres
2.	Minimum lot width	150 feet	150 feet
3.	Minimum yard setbacks		
a.	Front	30 feet	30 feet
b.	Side		
i.	Dwelling	10 feet with total width of two side yards not less than 24 feet	
ii.	other main building	20 ft. each side	20 ft. each side
iii.	accessory building	10 feet except one ft. if located at least 10 feet in rear of main building	

	iv.	accessory buildings over 1,000 sq. ft. for storage of personal equipment and materials - see Chapter 23-29.	14-91
c.	Side, facing street corner lot	20 feet	20 feet
d.	Rear		
	i.	main building	30 feet
	ii.	accessory building	30 feet
		one foot except 10 feet where accessory building on a corner lot rears on side yard of an adjacent lot.	
4.	Main Building Height		
	a.	Minimum	one story
	b.	Maximum	35 ft.
	Accessory Building Height	25 feet unless meeting requirements of Chapter 23-29, Large Accessory Buildings.	8-2002

5-7. Sign Regulations.

The height, size and location of the following permitted signs shall be in accordance with the regulations set forth in Chapter 32 of this Zoning Ordinance.

1. Business Signs - for legal nonconforming commercial or industrial use including flat, freestanding, projecting, temporary or wall type signs
2. Name Plates - flat or wall type
3. Identification and Information Signs - directional, flat, freestanding, projecting, temporary or wall type signs
4. Property Signs - directional, flat, freestanding, projecting temporary or wall type signs
5. Service Signs - directional, flat, freestanding, or projecting type signs